

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class B office building in an R-O zone by permitting the construction of an addition to the existing office building which addition will represent an approximately 100% expansion of the existing building. [This Petition is filed in the alternative to a Petition for Special Hearing which we request be heard first.] Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) JACSONVILLE PROPERTIES, A Maryland General Partnership
Signature: BY: Richard A. Moore, General Partner
Address: 3312 Paper Mill Rd. 667-0800
City and State: Phoenix, Md. 21131
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Stephen J. Nolan
204 West Pennsylvania Avenue
Towson, Maryland 21204
City and State: Phoenix, Md. 21131
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Stephen J. Nolan
204 West Pennsylvania Avenue
Towson, MD 21204
City and State: Phoenix, Md. 21131
Attorney for Petitioner: Stephen J. Nolan and Nolan, Plumhoff & Williams, Chtd.
(Type or Print Name) Stephen J. Nolan
Signature: Stephen J. Nolan
Address: 204 West Pennsylvania Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: (301) 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of January, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of February, 1985, at 1:30 o'clock P.M.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment and modification of the site plan and special exception granted and approved in Case No. 74-168-X on February 22, 1974 and remove Restriction No. 1 from said Order.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

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Signature: BY: Richard A. Moore, General Partner
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Carl J. Jablon
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2 by permitting zero (0) parking spaces in lieu of the required fourteen (14) spaces to serve the existing office building and proposed addition.

Due to the configuration of the lot in relation to the proposed addition, additional parking area would unnecessarily interfere with the existing reserve area of the septic system which must remain undisturbed. Adequate and suitable parking will continue to be available per a lease for parking on the adjacent lot to the rear.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

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(Type or Print Name) JACSONVILLE PROPERTIES, A Maryland General Partnership
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Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
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204 West Pennsylvania Avenue
Towson, Maryland 21204
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City and State: Phoenix, Md. 21131
Attorney for Petitioner: Stephen J. Nolan and Nolan, Plumhoff & Williams, Chtd.
(Type or Print Name) Stephen J. Nolan
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Carl J. Jablon
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: February 7, 1985
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Jacksonville Properties
85-222-XSPHA

This property is extremely close to the contaminated well supply of the Exxon Station at 4 Corners. It is this office's opinion that additional development should not be permitted in the area until the contamination problem is satisfactorily resolved. Therefore, this office is opposed to the granting of the subject petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JCH/ef

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 5, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 155, Case No. 85-222-XSPHA
Jacksonville Properties - Petitioner
Petitions for Special Exception, Special Hearing and Variance

Dear Mr. Nolan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petitions. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to construct an addition to the existing office building, this combination hearing is required.

As indicated in your letter of January 8, 1985, Mr. Flanigan, Department of Traffic Engineering, has stated that he would be "agreeable to the proposed driveway layout as set forth in the plat dated November 12, 1984 which accompanied the petition in this case." Since there has been no subsequent comment from Mr. Flanigan, I suggest that you discuss this matter at the hearing.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petitions. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:ech

Enclosures

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204



HARRY J. PISTEL, P.E.
DIRECTOR

January 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #155 (1984-1985)
Property Owner: Jacksonville Properties
Centerline Paper Mill Rd. 608.65' W.
Jarrettsville Pike
Acres: 1.75
District: 10th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Paper Mill Road (Route 145) is a State Highway. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

This site is subject to sediment control and storm water management regulations as applicable.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:REC:es



State Highway Administration

William K. Holman
Secretary
Hal Kassoff
Administrator

December 14, 1984

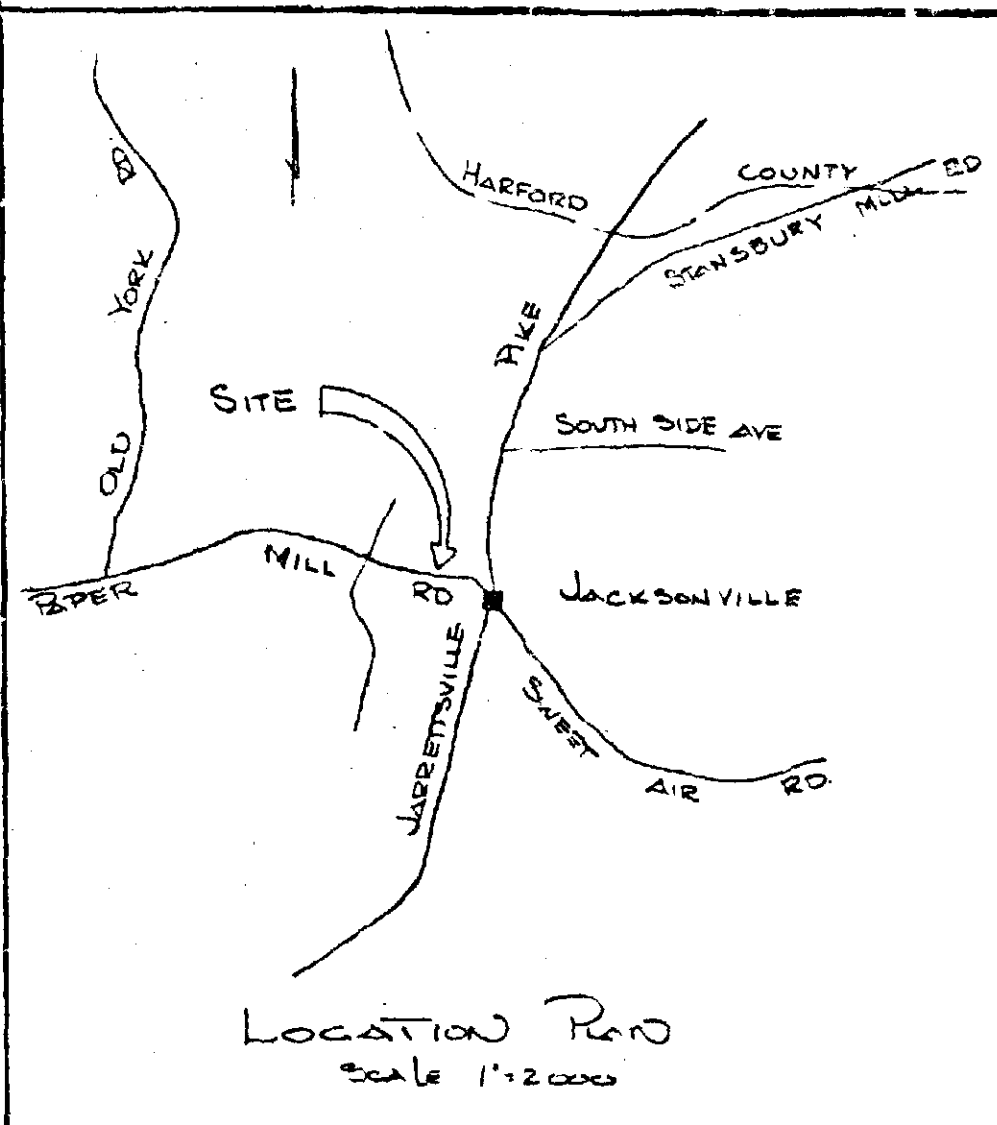
Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 12-11-84
ITEM: 155.
Property Owner: Jacksonville Properties
Location: c/1 Paper Mill Road
Route 145, 608.65' W. Jarrettsville Pike
Existing Zoning: R.C. 5 & R.O.
Proposed Zoning: Special
Exception for a Class B Office Building by permitting the construction of an addition to the existing office building which addition will represent and approximately 100% expansion of the existing building. Special Hearing to approve an amendment and modification of the site plan and special exception granted and approved in Case No. 74-168-X and remove restriction No. 1 and Variance to permit 0 parking spaces in lieu of the require 14 spaces to serve the existing office building and proposed addition.
Acres: 1.75
District: 10th

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



GENERAL NOTES:

1. TOTAL AREA OF PROPERTY 1.75AC±

2. EX. ZONING

R.C. 5 ZONE 0.63AC±
R.O. ZONE 1.12 AC

3. PARKING

BUILDING #1

EXISTING 1st FLOOR 1650'± x 300' = 5.5 SPACES

2nd FLOOR 1008'± x 500' = 2.0 "

PROPOSED ADDITION 1st FL. 1125'± x 300' = 3.75 "

2nd FL. 500'± x 500' = 1.00 "

TOTAL # EXISTING 4775

BUILDING #2

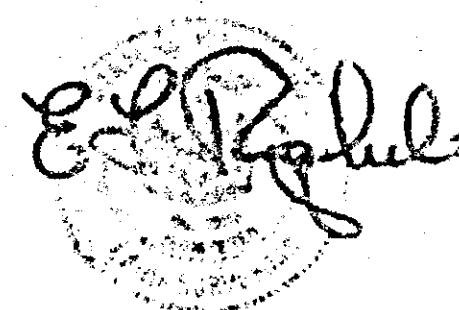
EXISTING 1st FLOOR 1680'± x 300' = 5.6 SPACES

2nd FLOOR 528'± x 500' = 1.3 "

TOTAL # EXISTING 2468

TOTAL PARKING REQUIRED 21 SPACES

TOTAL PARKING SPACES EXISTING 30



#3312 & 3314 PAPER MILL ROAD
PROPERTY OF GAYLORD BROOKS, INC.

PLAT TO ACCOMPANY PETITION

SPECIAL HEARING
SPECIAL EXCEPTION
ZONING VARIANCE

10th ELECTION DISTRICT
SCALE 1"=30'

BALTO. CO. MD.
NOVEMBER 28, 1984

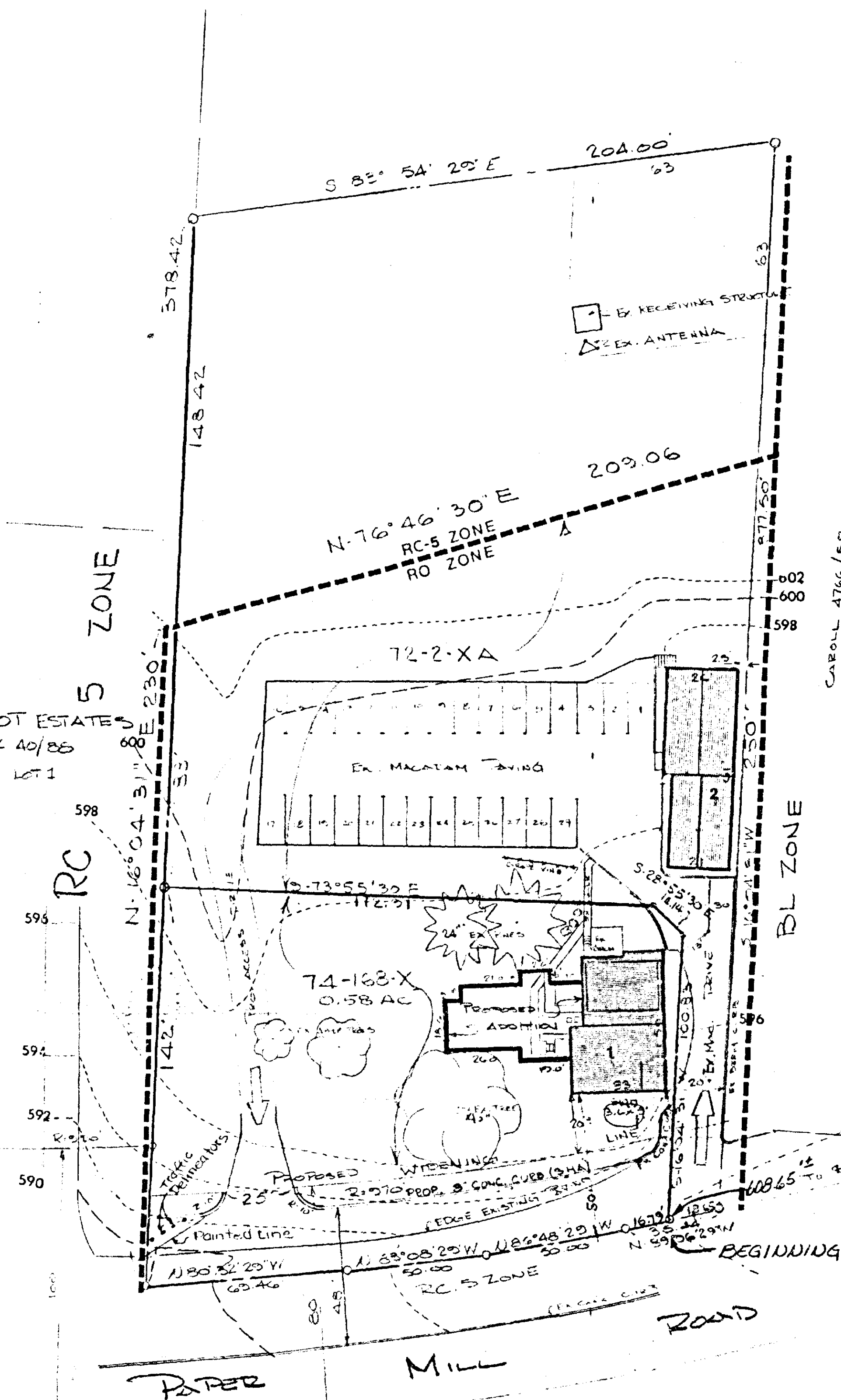
NOTE:

1. PURPOSE OF SPECIAL HEARING IS INTENDED TO REMOVE RESTRICTION NO. 1 (CASE #74-168 X) PROHIBITING THE EXPANSION OF EXISTING BUILDING.
2. PURPOSE OF SPECIAL EXCEPTION FOR CLASS B OFFICE BUILDING IN A R.O. ZONE, IS IN THE EVENT THAT THE SPECIAL HEARING IS DENIED.
3. PURPOSE OF A VARIANCE IS TO PERMIT THE REQUIRED PARKING ON ADJOINING AREA DESCRIBED IN CASE NO 72-2-XA.
4. IN THE EVENT THE SPECIAL HEARING TO REMOVE RESTRICTION NO 1, IN CASE NO 74-168 X IS DENIED, SUPPLEMENTARY PLATS WILL BE SUBMITTED IN ACCORDANCE WITH THE ZONING COMMISSIONERS ORDER.

ADDITION- SIGN- 1-15-85
DELINEATORS

85-222

E.F. RAPHAEL & ASSOCIATES
201 COURTLAND AVENUE
TOWSON MARYLAND 21204



PETITIONER'S
EXHIBIT 1

Revised plan
Item #155
2/6/85

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

IT IS FURTHER AGREED BY THE PARTIES HERETO:

1. The Owner agrees that the Tenant, peaceably and quietly, may enter on the leased premises at the beginning of the term hereof, and that the leased premises will be made available in a condition permitting habitation, with reasonable safety, except as follows:

2. Except as may be hereinafter provided, Tenant agrees to pay for all repairs and renovations to the leased premises during the term hereof, and as a condition thereof, Owner shall maintain and keep in repair the roof and exterior walls of the leased premises. The replacement of any cracked or broken windows or other glass shall be the responsibility of Tenant. Any sum payable hereunder by Tenant shall be due and collectible as additional rent for the leased premises.

Owner agrees to repair and maintain or, if necessary, replace the following, unless such repair, maintenance or replacement is required by reason of Tenant's negligence or misuse:

Additional agreements, if any, regarding repairs are as follows:

In the event that Owner has agreed herein to furnish any service or utility at Owner's cost and expense, and should it become necessary at any time, because of accident, malfunction, or for the purpose of repairing or improving the equipment furnishing such service or utility, or anything pertaining thereto, the Owner shall have the right, without liability to the Tenant for any direct or indirect damages, to temporarily stop or curtail the furnishing of any such service or utility, but, in any such case, the Owner agrees to use due diligence in restoring such service or utility.

Tenant agrees to notify Owner promptly of any defect in the leased premises which it is the Owner's obligation hereunder to repair.

In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain fuel or electricity for the services which they respectively have agreed above to furnish, or in the event of the rationing or non-delivery of the same, Owner is hereby released and discharged from any damages, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect.

3. If the rent shall be due and unpaid, or if the Tenant shall violate any of the agreements on Tenant's part herein made, the Owner may discontinue the use of the leased premises in accordance with the applicable provisions of law, and any such re-entry shall terminate this Lease. No such termination, however, shall deprive the Owner of any other right of action against the Tenant for possession, for rent or for damages.

4. Additional provisions, if any, are as follows: Tenant shall reimburse Owner for all increases in Real Estate Taxes attributable to the Tenant's building and one-half for all other increases in property taxes. The assessment for 1979-80 shall serve as the base year.

5. The provisions hereof, together with any provisions applicable hereto which have been added by the parties, constitute the entire agreement between the parties hereto with respect to the said premises.

6. Tenant shall reimburse the Owner for insurance covering the premises for fire and Extended Coverage, in an amount agreeable to the Owner and the Tenant, and Tenant shall provide their own content and liability insurance.

The Owner recognizes N/A as the Realtor negotiating this Lease and agrees to pay the said Realtor, at the time of the execution hereof by the Owner, a brokerage fee for services rendered amounting to \$ -0- or a brokerage fee to be computed and paid as follows:

TENANTS HAVE READ OR HAVE HAD THIS AGREEMENT READ TO THEM, UNDERSTAND SAME, HAVE RECEIVED A COPY OF THIS AGREEMENT, AND BOTH OWNER AND TENANTS BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH HEREIN.

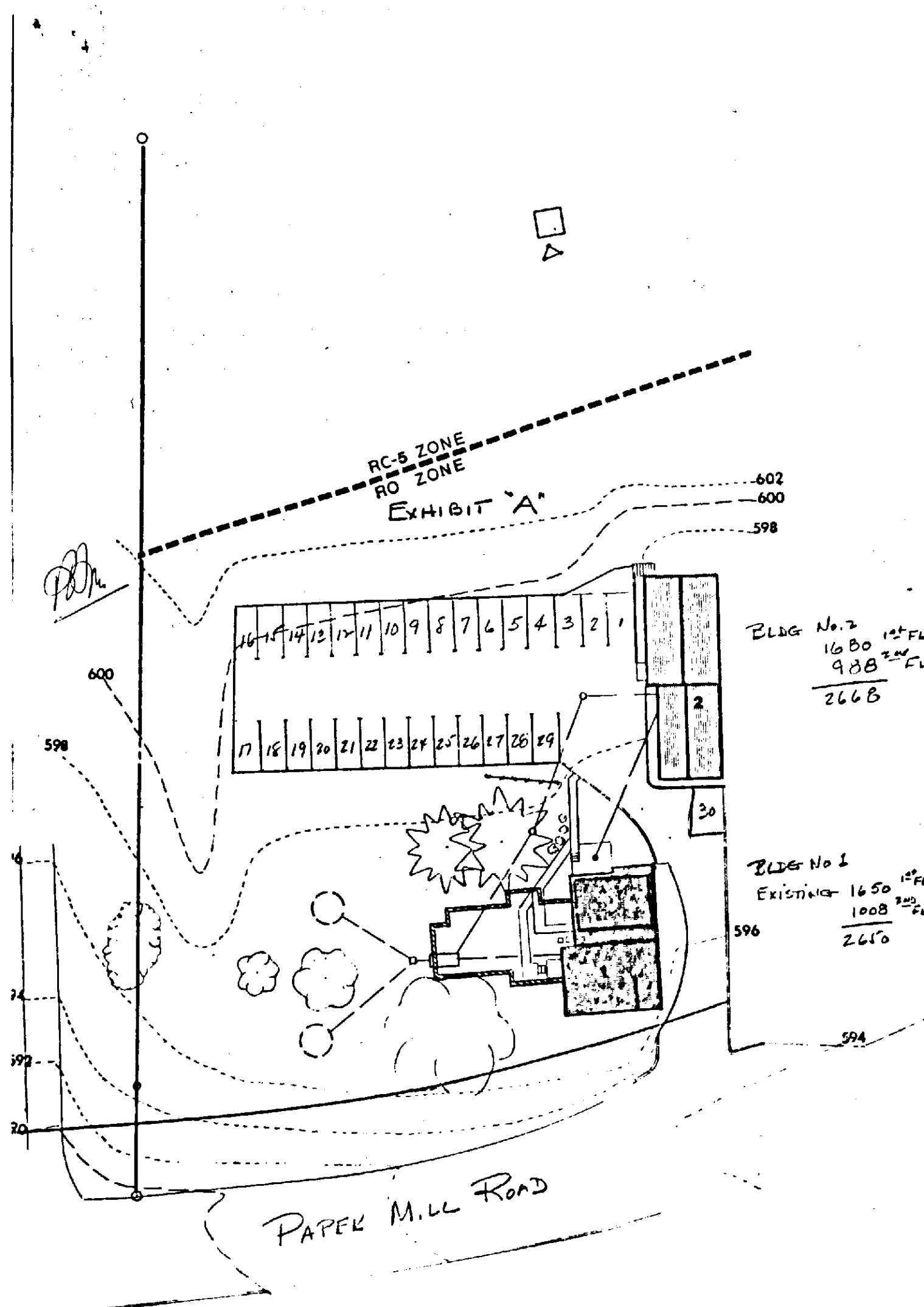
WITNESS the hands and seals of the parties hereto the day and year first above written.

WITNESS AS TO OWNER'S SIGNATURE

WITNESS AS TO TENANT'S SIGNATURE

Renewal Provision
It is agreed by the parties that the foregoing Lease, with all its provisions and covenants, shall continue in force from _____ to _____ (or _____ months) after the expiration of the term above mentioned, provided, however, that the parties hereto, or either of them, can terminate the same at the end of the term mentioned, or at the end of any renewal thereof, by giving at least ninety (90) or sixty (60) days prior written notice to the other party.

TENANT'S INITIALS: _____



Mr. A. Jablon

-2-

December 14, 1984

Dear Mr. Jablon:

On review of the submittal of November 12, 1984 and field inspection, the State Highway Administration finds the plan generally acceptable, with minor revisions.

The revised plan must show a painted line from the westernmost radius to the edge of the traveled way and delineators placed perpendicular to Paper Mill Road at the east property line.

All work within the State Highway Administration Right-of-way must be through S.H.A. permit with the posting of a \$9,000.00 bond to guarantee construction.

It is requested the plan be revised prior to a hearing date being set.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

PETITIONER'S EXHIBIT 6 REB No. 5 0180

Standard Dwelling Lease

Published by The Greater Baltimore Board of Realtors, Inc.
This is a Legally Binding Contract; If Not Understood Seek Competent Advice

This Lease, Made this 1st day of November, 1984, between _____ Owner, and _____ Tenant,

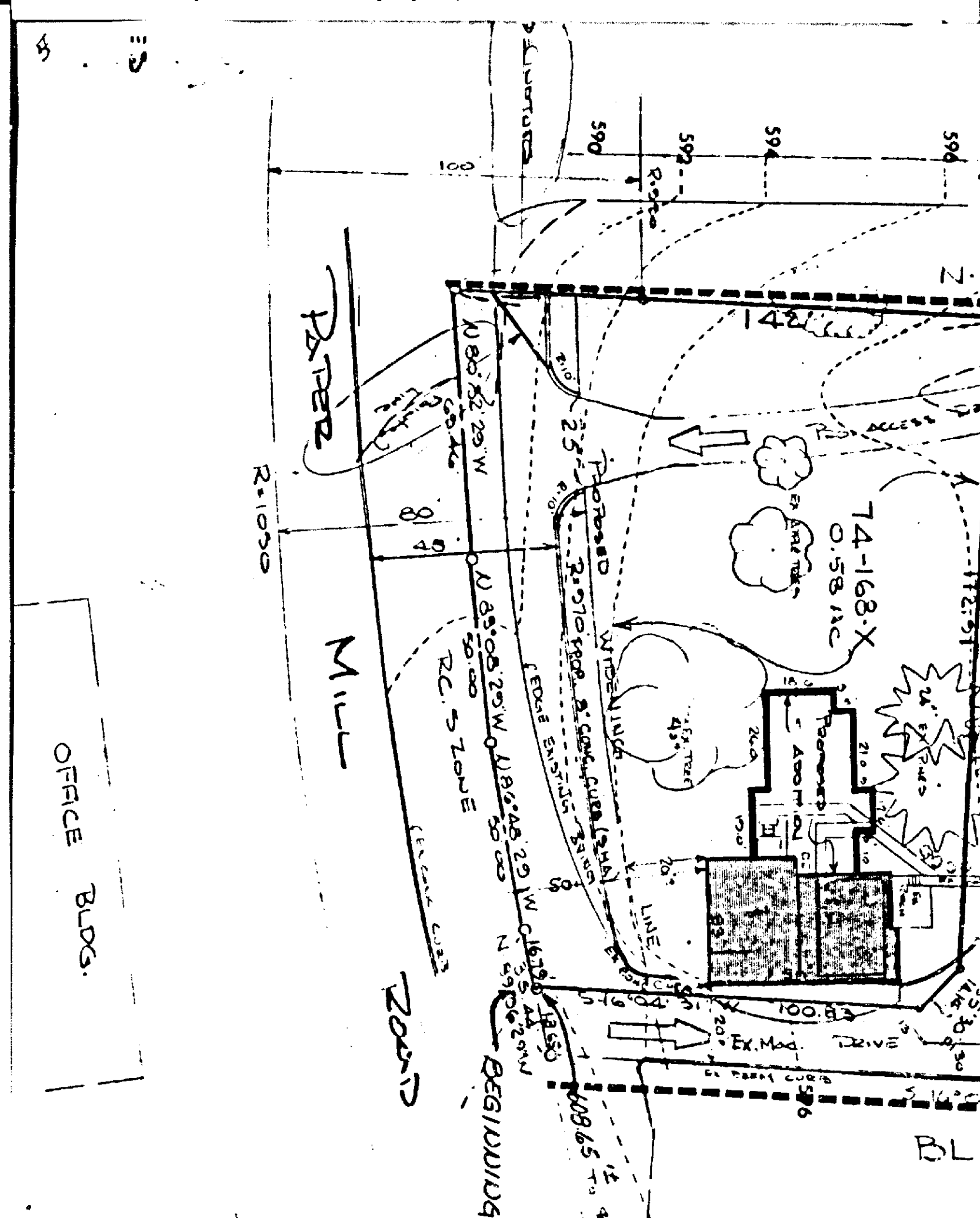
WITNESSETH, That the said Owner hereby leases to the said Tenant and the said Tenant hereby hires from the said Owner the premises known as 3312 Paper Mill Road, Phoenix MD 21131; included in this lease are parking spaces 17 thru 29 as shown on the attached plat marked Exhibit "A"

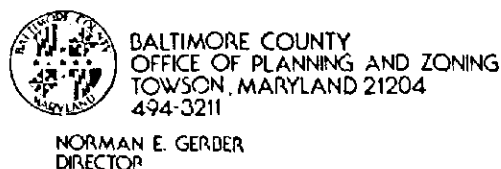
for the term of Year to Year beginning on the 1st day of November, 1984, and ending on the 31st day of October, 1985 at a total rental of Eighteen Thousand Six Hundred Dollars (\$ 18,600.00) for said term, payable in equal monthly installments of One Thousand Five Hundred Fifty Dollars (\$ 1,550.00) in advance on the first day of each month.

THE SAID TENANT AGREES:

1. To pay promptly the rent as herein provided without any deduction whatsoever and to pay the rent when due. If the rent is paid more than 10 calendar days late, Tenant will pay as additional rent a sum equal to 5% of the amount of delinquent rent due. If a check is accepted by Owner from Tenant for rent, it is purely as an accommodation to Tenant. If the check is bad or worthless, Tenant agrees to pay a \$ 20.00 charge to Owner as additional rent, to offset administrative costs involved in Owner's office.
2. To pay the court costs charged to Owner for notice sent for non-payment of rent and for ejectment, and agrees that Owner may proceed by summary ejectment for eviction for non-payment of rent, and agrees to pay \$ 200.00 as additional rent, if ejectment is ordered by the court to reimburse Owner for administrative costs and for other costs involved in the preparation of the ejectment.
3. To pay when due all charges for heat, gas, electricity, water, and sewer service charges used on said premises during the term of this lease, or any renewal thereof. It is the responsibility of the Tenant to pay the metered water bill and sewer service charge, on the herein rented property immediately upon presentation of these bills when issued by the water department, as additional rent. In the event the Tenant fails to make such payments immediately upon demand by the Owner, then the amount thereof may, at the discretion of the Owner, be added to and deemed part of the rent due and the Owner shall have the same remedies for the collection of such charges as he has for rent.
4. Not to do or permit to be done anything on said premises in contravention of any fire insurance policy in force thereon.
5. Not to use or permit the use of any portion of said premises for any purpose other than as an orderly private residence; to keep all lawns, hedges, flower beds and shrubbery in good order; to keep the said premises in a clean and sanitary condition and to comply with all laws and health and police regulations with respect to said premises, and to indemnify and save the Owner harmless from all liability arising out of any violation by Tenant of such laws or regulations or arising out of any neglect or any violation or non-performance by the Tenant of any of the covenants contained herein. Parties agree that Gaylord Brooks Realty Co. will be relieved of all liabilities relating to prior.
6. Not to assign this lease or sublet all or any portion of said premises without first obtaining the written consent of the said Owner.
7. At the end of said term, or any renewal thereof, to surrender said premises to said Owner in as good condition as when received, except for any damage caused by ordinary wear and use thereof, and Tenant further agrees to surrender said premises free and clear of all furniture and debris and to return all keys to the leased premises to the Owner.
8. Not to make any alterations or additions to the leased premises without Owner's prior written consent.
9. That the Owner or Owner's agents shall have the right to enter upon said premises at all reasonable times for the purpose of inspection or making any repairs which Owner may be required to make by reason of other provisions of this Lease or by reason of the requirements of public authorities, and for a period of ninety (90) days prior to the expiration of the term of this Lease or any renewal thereof, Owner shall have the right, at all reasonable times, to show prospective tenants or purchasers through said premises and to post "For Sale" or "For Rent" signs thereon, if not prohibited by law.
10. That with respect to those portions of the premises within the exclusive control of the Tenant, the said Owner shall not be responsible for any loss or damage to any goods or chattels placed on, in or about the said premises, nor for any personal injury to the Tenant or any member of said Tenant's family, or to any guest or servant.
11. If the said premises are rendered totally unfit for occupancy by fire, tempest or other act of God, or by the acts of rioters or public enemies, or other unavoidable accident, the tenancy hereby created shall immediately cease upon the payment of the rent apportioned to the time of such happening; if, however, said premises are only partially destroyed or damaged and the Owner deems it judicious to repair the damage, then such repairs shall be made by the Owner without unreasonable delay, this Lease remaining in full force and effect.

Please assumption for above property.





Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

1/25/85
Re: Zoning Advisory Meeting of 12/11/84
Item # 155
Property Owner: Jacksonville Properties
Location: Paper Mill Rd.
W. Jarrettsville Pike

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () A Landscaping Plan was approved by the Planning Board on 1/25/85.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Hoswell

Eugene A. Roher
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

December 11, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 155 -ZAC- Meeting of December 11, 1984
Property Owner: Jacksonville Properties
Location: C/L Paper Mill Road 608.65' W. Jarrettsville Pike
Existing Zoning: R.C. 5 & R.O.
Proposed Zoning: PLEASE REFER TO C.R.G. COMMENTS.

Acres: 1.75
District: 10th

Dear Mr. Jablon:

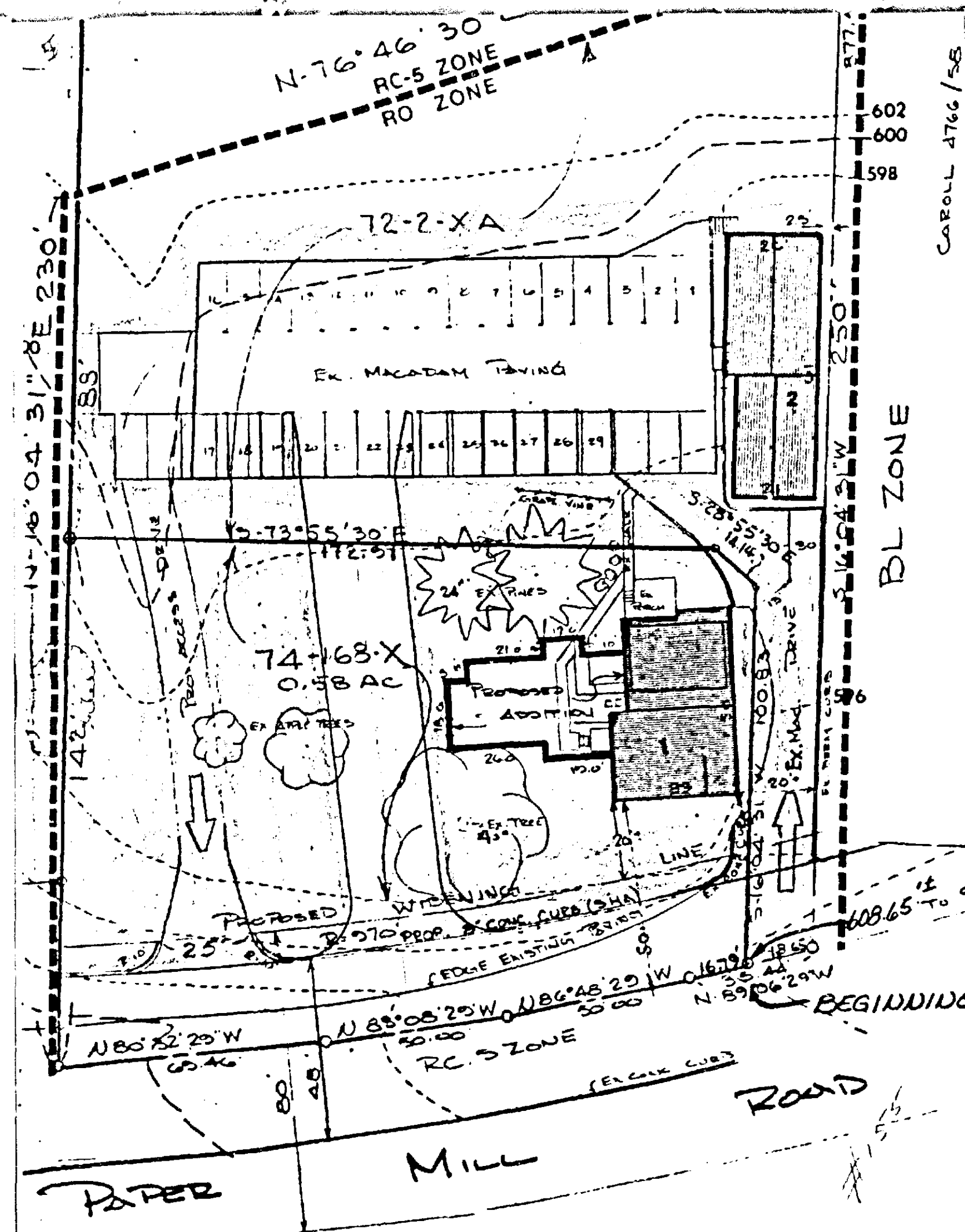
The access to this site fails to meet County standards and there should only be one curb cut, and that curb cut should be on the west side of the site. The driveway should be 25' wide with 15' radius at the entrance.

A clear line of sight should be established from a point 3.5 feet high on the center line of the driveway and 10 feet from the edge of the curb to a point 4.5 feet high on the edge of the north curb 440' to the east and to a point 4.5 feet high on the south curb 350' west of the site.

Site inspection reveals that the parking is almost completely used and any expansion of the site should be accompanied by and expansion of the parking.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cdm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Jacksonville Properties

Location: c/l Paper Mill Rd. 608.65' W. Jarrettsville Pike

Item No.: 155 Zoning Agenda: Meeting of 12/11/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

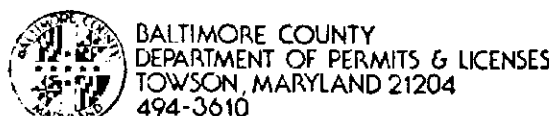
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/ms * Parking spaces restrict fire access in front of proposed building 2C, also fire lane signs shall be posted along both driveways.



TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #155 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jacksonville Properties
Location: c/l Paper Mill Road 608.65' W. Jarrettsville Pike
Existing Zoning: R.C. 5 & R.O.
Proposed Zoning: Special exception for a Class B Office Building, etc.

Acres: 1.75
District: 10th.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (X) A building/ & other permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____
- () A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

Special Note: 1. Comments - Building #1-Section 103.4 is applicable. Table 303.2 lists the sections of Code applicable to a Business Occupancy. Site plans do not show compliance to the State Handicapped Code. Should building #2 need a "change of occupancy or use" it too would have to comply as noted in Section 103.2.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

IN RE: PETITIONS SPECIAL EXCEPTION, * BEFORE THE
SPECIAL HEARING, AND VARIANCE * ZONING COMMISSIONER
N/S of Paper Mill Road, * OF BALTIMORE COUNTY
608.65' W of the centerline *
of Jarrettsville Pike * Case No. 85-222-XSPHA
(3312 Paper Mill Road) - 10th *
Election District *

Jacksonville Properties, *

Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests to amend the site plan filed and approved in Case No. 74-168-X to permit the expansion of the office building granted therein, to remove Restriction 1 of that Order, and a variance to permit zero parking spaces instead of the required 13 spaces. In the alternative, if the amendment is denied, the Petitioner requests a special exception for a Class B office building in an R-O Zone. See Petitioner's Exhibit 1.

The Petitioner, by Stephen Gudeman, Vice President of Gaylord Brooks Realty Company (Gaylord Brooks), appeared on its behalf and was represented by Counsel. Also appearing on behalf of the Petitioner was Eugene F. Raphael, a registered land surveyor. There were no Protestants.

Testimony indicated that the subject property, presently zoned R-O, was granted a special exception for an office building to be constructed on the rear portion of the property, Lot 2, in Case No. 72-2-XA and another special exception for an office building to be constructed on the front portion of the property, Lot 1, in Case No. 74-168-X. The Petitioner now wishes to expand the office building on Lot 1 by adding 2,000 square feet. The need for the expansion is to allow Gaylord Brooks, who utilizes the building, to have more room for its employees. The existing building and addition require 13 parking spaces. However, due to the location of the septic system and the presence of a very old

and large tree, there is no room available. There are 30 parking spaces on Lot 2 which have provided parking for the office building on Lot 1 since the 1970's. The parking required for buildings 1 and 2, together with the addition to building 1, is 21 spaces. A lease agreement between Gaylord Brooks and the Petitioner, providing the requisite parking on Lot 2 for building 1, was has been introduced and submitted as Petitioner's Exhibit 6.

The Office of Planning and Zoning has raised a question about possible contamination of the well supply caused by the expansion. However, the Department of Health has raised no such concern, and indeed, testimony indicated that they had none. Certainly, any expansion would require approval by that Department before a permit would be issued.

The Petitioner seeks to amend the site plan filed and approved in Case No. 74-168-X and to remove Restriction 1 of that Order, which prevents expansion of the office building, and relief from Section 409.2, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

Based upon the testimony and evidence presented, it is hereby concluded that the proposed addition would not alter or change the special exception previously granted in Case No. 74-168-X and would not be in contradiction of the decision rendered therein. Therefore, the Petition for Special Exception filed herein is moot.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLure v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the

district or whether a lesser relaxation than that applied for would give substantial relief; and

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the amendments and variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14 day of February, 1985, that the amendment to the site plan filed and approved in Case No. 74-168-X to permit the expansion of the office building

granted therein and removal of Restriction 1 of that Order are approved and, as such, the Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variance to permit zero parking spaces instead of the required 13 spaces be and the same is hereby GRANTED, from and after the date of this order, subject, however, to the following restrictions:

1. A landscaping plan shall be submitted to the Zoning Commissioner for approval prior to the issuance of any permit.

2. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Stephen J. Nolan, Esquire
People's Counsel

ORDER RECEIVED FOR FILING

DATE January 13, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING

DATE January 14, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

IN RE: PETITIONS SPECIAL EXCEPTION, *
SPECIAL HEARING, AND VARIANCE *
N/S of Paper Mill Road, *
608.65' W of the centerline *
of Jarrettsville Pike *
(3312 Paper Mill Road) - 10th *
Election District *
Jacksonville Properties *
Case No. 85-222-XSPHA

Petitioner
* * * * *

AMENDED ORDER

WHEREAS, Findings of Fact and Conclusions of Law were entered on February 13, 1985 together with an Order of the Zoning Commissioner of Baltimore County in the above-entitled case granting the Petitions for Special Hearing and for Zoning Variance; and

WHEREAS, the Office of People's Counsel expressed concerns subsequent to the issuance of the aforesaid Order with regard to the adequacy of the Petitioner's Site Plan dated February 6, 1985, specifically with regard to the configuration of the westernmost driveway on the subject property; and
WHEREAS, the Petitioner and People's Counsel have agreed to a clarifying revision to the Site Plan concerning the subject access drive, which revision is dated March 11, 1985, and they have requested an amendment of the Order dated February 13, 1985 approving the aforesaid modification of the Site Plan.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of March, 1985, that the Order dated February 13, 1985 is hereby amended for the sole and limited purpose of approving the revised Site Plan dated March 11, 1985 which reflects the widening of the

westernmost access drive which shall accommodate two-way traffic into and out of the site, and

IT IS FURTHER ORDERED that in all other respects the Order dated February 13, 1985 shall be and remain in full force and effect.

[Signature]
Arnold Jablon
Zoning Commissioner of
Baltimore County

cc: Stephen J. Nolan, Esquire
People's Counsel

ORDER RECEIVED FOR FILING

DATE March 13, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

- 2 -

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING
AND
VARIANCE

10th Election District

LOCATION: North side of Paper Mill Road, 608.65 feet West of the centerline of Jarrettsville Pike (3312 Paper Mill Road)

DATE AND TIME: Monday, February 11, 1985 at 1:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petitions for Special Exception for a Class B office building in an R-0 zone by permitting the construction of an addition to the existing office building which addition will represent an approximately 100% expansion of the existing building; Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment and modification of the site plan and special exception granted and approved in Case No. 74-168-X on February 22, 1974 and remove Restriction No. 1 from said Order, and Variance to permit zero parking spaces in lieu of the required 14 spaces to serve the existing office building and proposed addition.

Being the property of Jacksonville Properties, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3908

DESCRIPTION TO ACCOMPANY

RESIDENCE: 771-4592

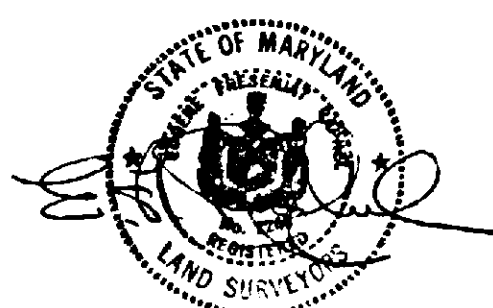
ZONING PETITION

GAYLORD BROOKS OFFICE ADDITION

November 14, 1984

Beginning for the same at a point in the center of Paper Mill Road at the beginning of Deed O.T.G. 5181 folio 811, said point being located southwesterly 603.65' ± from the intersection formed by the center of Jarrettsville Pike and the center of Paper Mill Road, running thence on the center of Paper Mill Road, and on the outline of said deed, N 89° 06' 29" W 16.79', N 86° 48' 29" W 50.00', N 83° 08' 29" W 50.00' and N 80° 32' 29" W 69.46', thence leaving Paper Mill Road and binding on the outline of said deed N 16° 04' 31" E 142.00', thence for lines of division S 73° 55' 30" E 172.91', S 26° 55' 30" E 14.14' and S 16° 04' 31" W 100.83' to the place of beginning.

Containing 0.58 Acres, more or less.
Being known as #3312 Paper Mill Road.



[Signature]
E. F. Raphael
Reg. Prof. Land Surveyor
#2246

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
PETITION FOR VARIANCE :
N/S of Paper Mill Rd., 608.65'
W of the Centerline of Jarrettsville Pike (3312 Paper Mill Rd.)
10th District :

JACKSONVILLE PROPERTIES, : Case No. 15-222-XSPHA
Petitioner

ENTRY OF APPEARANCE

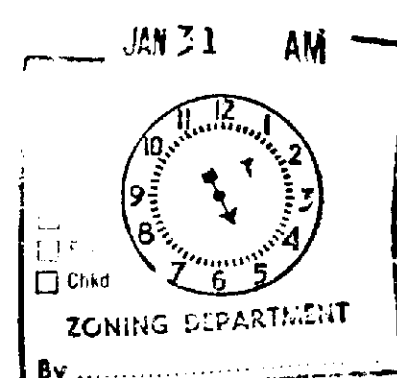
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 30th day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman



LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 822-2121
RUSSELL J. WHITE

HAND DELIVERY

March 13, 1985

Honorable Arnold Jablon
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No. 85-222-XSPHA
In Re: PETITIONS FOR SPECIAL EXCEPTION,
SPECIAL HEARING, AND VARIANCE - Jackson-
ville Properties - 3312 Paper Mill Road -
REQUEST FOR AMENDED ORDER

Dear Commissioner Jablon:

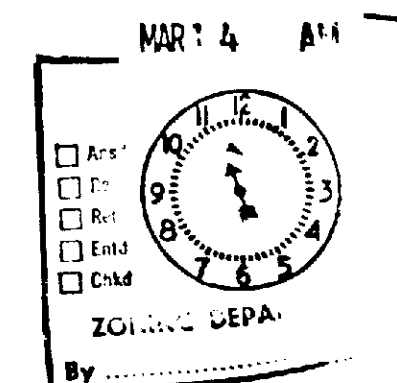
In accordance with our telephone conference call on Monday, March 11, 1985 together with Peter Zimmerman, Esquire, I am enclosing herewith a proposed Amended Order with regard to the above-entitled case. Also enclosed is a revised Site Plan dated March 11, 1985 incorporating the modification of the westernmost access drive pursuant to the agreement reached between the Petitioner and People's Counsel, thereby eliminating the need of an appeal.

Thank you for your assistance.

Very truly yours,
[Signature]
Stephen J. Nolan

SUN:jka
Enclosures

cc: Peter Zimmerman, Esquire (Hand Delivery - with plat)
Richard A. Moore
Jacksonville Properties
Steven H. Gudenan
Gaylord Brooks Investment Company
Eugene F. Raphael
Professional Land Surveyor



LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 822-2121
RUSSELL J. WHITE

HAND DELIVERY

March 11, 1985

Peter Max Zimmerman, Esquire
Deputy People's Counsel for
Baltimore County
Court House
Towson, Maryland 21204

Mr. Michael S. Flanigan
Traffic Engineering Assoc. II
Baltimore County Department
of Traffic Engineering
Courts Building, 4th Floor
Towson, Maryland 21204

Re: Item No. 155
Property Owner: Jacksonville Properties
Location: C/L Paper Mill Road 608.65' West Jarrettsville Pike

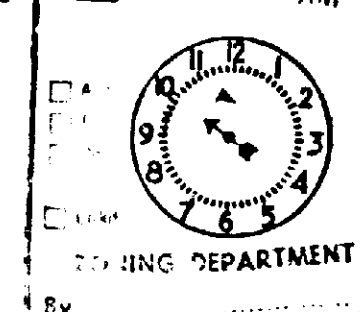
Dear Messrs. Zimmerman and Flanigan:

In accordance with my meeting with Mr. Flanigan on Friday, March 8, 1985, concerning the revisions to the plat for the above property, which was approved by the Zoning Commissioner for Baltimore County on February 13, 1985, I am hand-delivering to each of you an original of the revised plat showing the widening of the west driveway to the property which will handle two-way traffic in and out of this property. Although Mr. Flanigan suggested a 24 foot widening, the plat reflects a 20 foot widening which should be more than sufficient for ingress and egress.

I trust that this revision will clarify this matter to the satisfaction of the Office of the People's Counsel in order that no appeal will be necessary. If you have any questions, please contact me.

Very truly yours,
[Signature]
Stephen J. Nolan

SUN:med
Enclosures



Peter Max Zimmerman, Esquire
Deputy People's Counsel for
Baltimore County

March 11, 1985
Page 2

Mr. Michael S. Flanigan
Traffic Engineering Assoc. II
Baltimore County Department
of Traffic Engineering

c.c.s. / Honorable Arnold Jablon
Zoning Commissioner
(with enclosure)
Mr. Richard A. Moore, President
Gaylord Brooks Realty Company
(with enclosure)
Mr. Steven Gudeman
Gaylord Brooks Realty Company
(with enclosure)
Eugene F. Raphael, P.L.S.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 25, 1984

Stephen J. Nolan, Esquire
Nolan, Plumhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Zoning Requirements for a
Modification to
Case No. 74-168-X
N/Side of Paper Mill Road,
608.65 feet W of Jarrettsville Road
10th Election District

Dear Mr. Nolan:

I have reviewed your letter of October 11, 1984 in which you
have asked for advice concerning a proposed addition to an office
building which enjoys a special exception for offices in a D.R.16
Zone, granted on February 22, 1984, Case No. 74-168-X.

There are several options possible which are outlined as follows:

1. File a special hearing to amend the previous
special exception and remove Restriction No. 1
from the Order and a variance for zero (0)
parking spaces on the site.
2. File a special exception for a Class B office
building in an R-O Zone due to the size of the
addition which is 100% of the existing building
and a variance for zero (0) parking spaces on
the site.
3. File both hearings simultaneously; the special
hearing would be heard first and if it were denied,
the special exception for a Class B office building
would then be heard.

I would recommend that option No. 3 be followed; however, it will
be left to your judgment. Whatever option you select, it will be
necessary to provide a copy of the lease agreement for the parking
since it is being provided on the adjacent site. The lease agreement
should state how many spaces are being leased and for how long. An
overall plan should be provided as was provided with the previous
special exception.

PETITIONER'S
EXHIBIT 2

Stephen J. Nolan, Esquire
Page 2
October 25, 1984

If you have any further questions concerning this matter or need
additional information, please feel free to contact this office.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ:JED:DI:nr

cc: Mr. James F. Dyer
Zoning Supervisor

Ms. Diana Itter
Zoning Associate III

RE: PETITION FOR SPECIAL EXCEPTION
N/Side of Paper Mill Road, 608.65' W of
Jarrettsville Road - 10th District
Richard A. Moore, et al - Petitioners
MS. 74-168-X (Case No. 118)

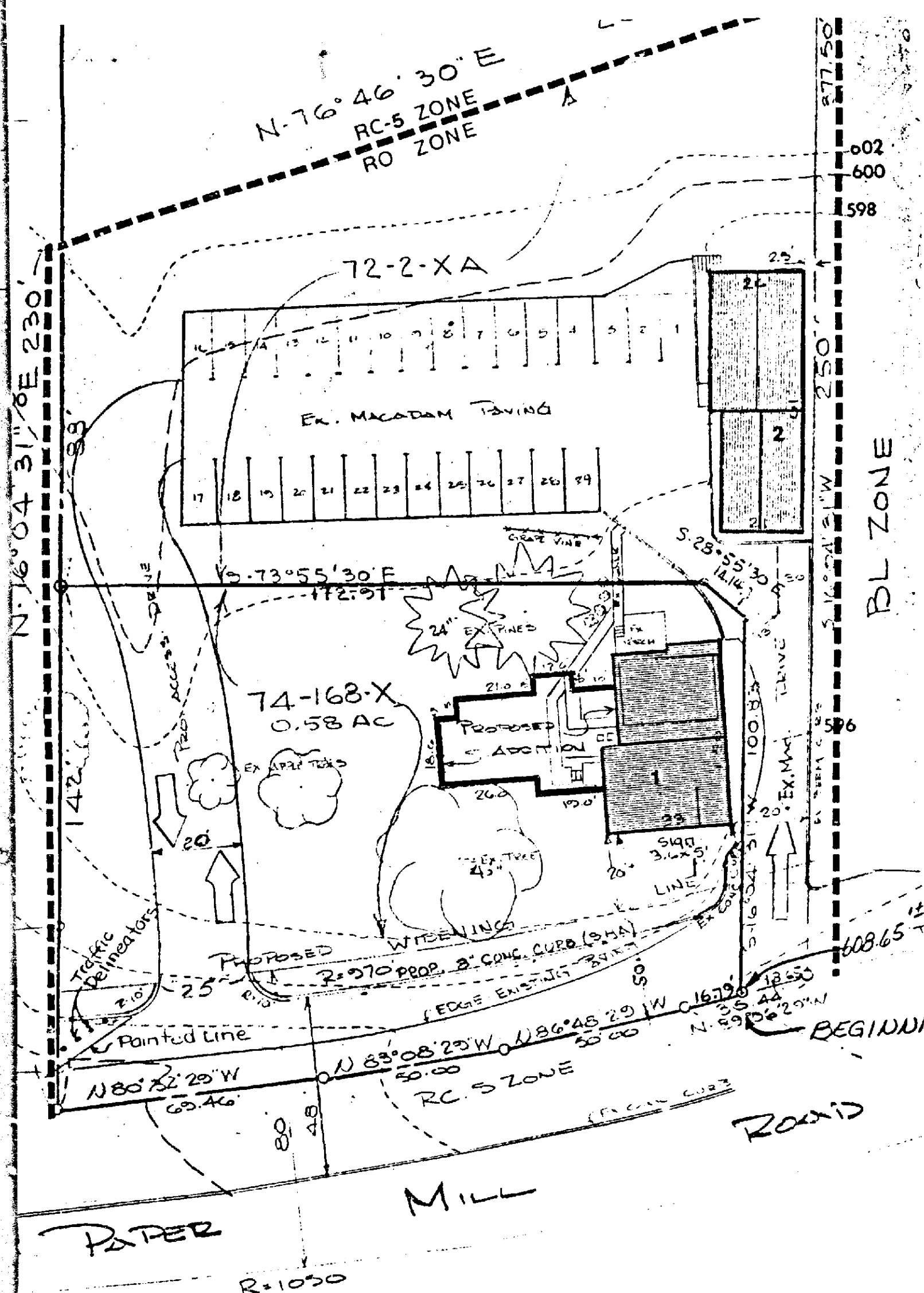
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for office and
office building, on a .54 acre tract of land located on the north side of Paper
Mill Road, 608 feet, more or less, west of Jarrettsville Road, in the Tenth
Election District of Baltimore County.

Testimony indicated that the subject property is part and parcel of an
overall tract of land that has approximately 200 feet of frontage on Paper Mill
Road with a rectangular depth of 350 feet, more or less. The parcel is zoned
D.R. 16 to a depth of 250 feet, beyond which point it is zoned R.O.P. (Rural,
Deferred - Planning). The D.R. 16 portion of the subject property has been
divided into two equal parcels. The front parcel, subject of this Petition, con-
tains .54 acres and is improved with an existing dwelling, the dimensions of
which measure 31 feet across the front with a depth of 50 feet. The rear
parcel contains .58 acres, and is improved with an existing office building
that consists of an existing bare type farm building which has been remodeled
and added to with a larger building of the same design. This parcel is also
improved with a 28 space macadamized parking lot with access by way of a
25 foot driveway leading from Paper Mill Road along the easternmost side of
the property.

Both the dwelling and the existing office building are in excellent repair
and are a credit to the surrounding area. The property to the west and north
is zoned R.O.P. The property adjoining the east is zoned R.L. (Business,
Local) and is presently undeveloped.

PETITIONER'S
EXHIBIT 3



OFFICE BLDG.

The Petitioners do not plan any additions to the existing dwelling, but
would simply convert or remodel the interior of the dwelling for office use.
With the exception of the closing of one entrance on the side of the building,
the interior would remain in its present state. There will be no additional
entrances or parking areas installed since the parking area at the rear is
owned and controlled by the Petitioners and has sufficient spaces to meet the
parking requirements for both the existing or proposed buildings.

With the exception of marginal site distance at the entrance to the
existing parking lot, which can be corrected by the grading or cutting back of
the bank along the front of the property, the County and State agencies, who
reviewed the Petitioners' development plans, had no adverse comment.

The Health Department indicated that the existing water well is in good
physical condition, and that the sewage disposal system was functioning sat-
isfactory.

After reviewing the testimony and evidence submitted in this case, it
is the opinion of the Deputy Zoning Commissioner that the proposed use will
meet the requirements of Section 502.1 of the Baltimore County Zoning Re-
gulations.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County, this 22nd day of February 1974, that the herein des-
cribed property or area should be and the same is hereby GRANTED a
Special Exception for the conversion of an existing dwelling to office use.

Said granting is subject, however, to the following restrictions:

1. With the exception of possibly closing in the front porch
and the closing of the side entrance the exterior of the
existing dwelling shall be maintained in its present state.
2. Site access for vehicles entering and leaving the existing
parking lot shall be improved by the grading or cutting
back of the bank along the front of the property.

Subject to the approval of a site plan by the Depart-
ment of Public Works, State Highway Administration
and the Office of Planning and Zoning.

James S. H.
Deputy Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION
74-168-X

To the Board of Commissioners of Baltimore County,
I, or we, the undersigned, being the owner or owners of the property shown in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
do hereby petition that the zoning status of the lands described property be reclassified, pursuant
to the zoning law of Baltimore County, from the following zoning to the following zoning:

See attached description

and for a Special Exception, under the said zoning law and zoning regulations of Baltimore
County, to use the lands described property, for: Office and office buildings

Property is to be owned and controlled or controlled by zoning regulations
I, or we, agree to pay expenses of these reclassification and/or special exception, including
planning, etc., upon filing of this petition, and further agree to and are to be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the zoning law of Baltimore

DATE: 10/25/84
BY: [Signature]
Address: 204 West Pennsylvania Avenue, Towson, Maryland 21204
Petitioner's Attorney: [Signature]

Witnessed by the Deputy Zoning Commissioner of Baltimore County, this 22nd
day of February, 1974, and the subject matter of this petition is advertised in
accordance with the zoning law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be petitioned, and that the public hearing be held before the Board
of Commissioners of Baltimore County in Room 304, County Office Building in Towson, Baltimore
County, Maryland 21204, on the 22nd day of February, 1974, at 1:00 o'clock

James S. H.
Deputy Zoning Commissioner of
Baltimore County

[illegible]

[illegible][illegible][illegible][illegible][illegible]

CERTIFICATE OF PUBLICATION

TOWNSHIP NO. _____ RANGE NO. _____, 1917.

This is TO CERTIFY, that the enclosed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published at Towson, Baltimore County, Md., under the name of _____ day of _____, A.D. 1917, at _____ o'clock before me, _____, Clerk of said _____, on the _____ day of _____, 1917, the same publication appearing on the _____ date day of _____, 1900.

IN WITNESS WHEREOF,

THE JEFFERSONIAN,
L. L. Smith, Editor
Manager

I am not a Subscribing Office. \$

[illegible]

2 Signs

CERTIFICATE OF POSTING
MINNESOTA DEPARTMENT OF NATURAL RESOURCES
Twin Falls, Nevada

#72-238A

Station 1120

Date of Posting June 24, 1971

Posted for Henry Mendez July 12, 1971 C. 1025 AM

Postmaster Paul A. Jensen

Location of property 1/4 Sec 20, T12N, R10E, S12E, Mt. of Joe, Blaine, ID

Location of Signs Blaine, Blaine State University, Joe, Blaine, ID

Remarks _____

Posted by Paul H. Jensen _____

Station 1120

Date of return July 2, 1971

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.
THOMAS J. REINER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN
G. SCOTT BARNHIGHT
ROBERT L. HANLEY, JR.
ROBERT C. GLUSHAKOW

NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 822-2121

HAND DELIVERED

January 8, 1985

Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 155
Jacksonville Properties
Special Exception, Special Hearing
and Variance Petitions
Request for Hearing

Dear Mr. Commadori:

Reference is made to your letter dated December 18, 1984 and to our discussion in your office of Friday, January 4, 1985 concerning the above-entitled zoning case.

This is to advise that since our brief meeting in your office. I met with Mike Flanigan of the Department of Traffic Engineering on Friday, January 7 to discuss his department's comments and separately that same day with George Wittman of the State Highway Administration.

In an effort to resolve the open questions which the Department of Traffic Engineering had with the dual one-way driveways, Messrs. Wittman and Flanigan met with me this morning together with Gene Raphael, the engineer for the project.

As a result of our discussions at this meeting, Mr. Flanigan indicated that he was not going to insist upon the driveway layout depicted in his December 11, 1985 comments and that he felt comfortable with and was agreeable to the proposed driveway layout as set forth in the plat dated November 12, 1984 which accompanied the petitions in this case.

In view of the fact that we have been able to address and meet all of the concerns noted in your December 18 letter, I am hereby requesting that this matter be scheduled for a hearing at the earliest possible time, which I am told is mid-February. Additionally, I wish to remind you that Commissioner Jablen specifically requested that this hearing be scheduled before him.

Nicholas B. Commodari, Chairman
January 6, 1985
Page 2

Thank you for your kind assistance.

Very truly yours,

Steve
Stephen J. Nolan

SJN/cac

cc: Mr. Richard A. Moore
E. F. Raphael & Associates



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

February 4, 1985

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception, Special
Hearing and Variance
N/S Paper Mill Rd., 608.65' W of the c/l
of Jarrettsville Pike (3312 Jarrettsville Pike)
Jacksonville Properties - Petitioner
Case No. 85-222-XSPHA

Dear Mr. Nolan:

This is to advise you that \$8.51 is due for advertising and posting
of the above property.

This fee must be paid and our zoning sign and post returned on the day
of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 004999

DATE 2/12/85 ACCOUNT 204-615-000

AMOUNT \$8.51

RECEIVED FROM: Stephen J. Nolan, Esquire

FOR: Advertising & Posting Case 85-222-XSPHA
(Jacksonville Properties)

B 85-222-XSPHA

VALIDATION OR SIGNATURE OF CASHIER

Stephen J. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petitions for Special Exception,
Special Hearing and Variance
N/S Paper Mill Road, 608.65' W of the
c/l of Jarrettsville Pike (3312 Paper Mill Road)
Jacksonville Properties - Petitioner
Case No. 85-222-XSPHA

TIME: 1:30 p.m.

DATE: Monday, February 11, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135882

DATE 12/3/84 ACCOUNT 01-615-000

AMOUNT \$250.00

RECEIVED FROM: N. J. Plunk, Jr. & Williams
FOR: 1/12/85 SE, SH + Var. #155

6 819*****250001a P03af

VALIDATION OR SIGNATURE OF CASHIER

PETITIONS FOR SPECIAL EXCEPTION
SPECIAL HEARING AND VARIANCE
10th Election District

LOCATION: North side of Paper Mill Road,
608.65 feet West of the centerline of
Jarrettsville Pike (3312 Paper Mill Road)
DATE AND TIME: Monday, February 11, 1985 at
1:30 p.m.
PUBLIC HEARING: Room 106, County Office
Building, 111 W. Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County,
by authority of the Zoning Act and Regulations of
Baltimore County, will hold a public hearing
Petitions for Special Exception for a Class B of-
fice building in an R-O zone by permitting the
construction of an addition to the existing office
building which addition will represent an approx-
imately 100% expansion of the existing building.
Special Hearing under Section 800.7 of the
Baltimore County Zoning Regulations, to deter-
mine whether or not the Zoning Commissioner
and/or Deputy Zoning Commissioner should ap-
prove an amendment and modification of the site
plan and special exception granted and approved
in Case No. 75-188-X of February 22, 1974 and
variance to permit zero parking spaces in lieu of
the required 14 spaces to serve the existing office
building and proposed addition.

Being the property of Jacksonville Properties, as
shown on plat plan filed with the Zoning Office.
In the event that these Petitions are granted, a
building permit may be issued within the thirty
(30) day appeal period. The Zoning Commis-
sioner will, however, entertain any request for a
stay of the issuance of said permit during the
period for good cause shown. Such request must
be received in writing by the date of the hearing
set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

82014-1-7402 1/23

CATE OF PUBLICA CON

Towson, Md. 2/13 1985

THIS IS TO CERTIFY, that the annexed advertisement
was published in the TOWSON TIMES, a weekly news-
paper distributed in Towson, Baltimore County, Md.,
once a week for 1 consecutive weeks, the
first publication appearing on the 23rd day of
Jan 1985

THE TOWSON TIMES
Cost of Advertisement: \$35.51

PETITIONS FOR SPECIAL
EXCEPTION, SPECIAL
HEARING AND VARIANCE
10th Election District

LOCATION: North side of
Paper Mill Road, 608.65 feet
West of the centerline of
Jarrettsville Pike (3312 Pa-
per Mill Road)
DATE AND TIME: Monday,
February 11, 1985 at 1:30 p.m.
PUBLIC HEARING: Room
106, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of
Baltimore County, by author-
ity of the Zoning Act and Reg-
ulations of Baltimore County,
will hold a public hearing.
Petitions for Special Excep-
tion for a Class B office build-
ing in an R-O zone by permit-
ting the construction of an
addition to the existing office
building which addition will
represent an approximate 100%
expansion of the existing
building. Special Hearing un-
der Section 800.7 of the Bal-
timore County Zoning Regula-
tions, to determine whether or
not the Zoning Commissioner
and/or Deputy Zoning Com-
missioner should approve an
amendment and modification
of the site plan and special ex-
ception granted and approved
in Case No. 75-188-X of Febru-
ary 22, 1974 and remove Re-
striction No. 1 from said Or-
der, and Variance to permit
zero parking spaces in lieu of
the required 14 spaces to serve
the existing office building
and proposed addition.

Being the property of Jack-
sonville Properties, as shown
on plat plan filed with the
Zoning Office.
In the event that these Peti-
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will, however, entertain any
request for a stay of the is-
suan of said permit during the
period for good cause shown.
Such request must be received
in writing by the date of the
hearing set above or made at
the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Jan. 24

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 24, 1985

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baidmore County, Md., appearing on
January 24, 1985

THE JEFFERSONIAN,

J. B. Venturi
Publisher

Cost of Advertising
\$28.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-222-XSPHA
11:50 AM

District: 10th Date of Posting: 1/27/85

Posted for: Special Exception - Special Hearing - Variance

Petitioner: Jacksonville Properties

Location of property: N/S Paper Mill Rd., 608.65' W of Jarrettsville Pike
3312 Paper Mill Rd.

Location of Sign: Facing Paper Mill Rd., Approx. 75' From Roadway & Approx.
70' From Driveway - on the property of petitioner

Remarks:

Posted by: *M. J. H. H.* Date of return: 2/4/85

Number of Signs: 3